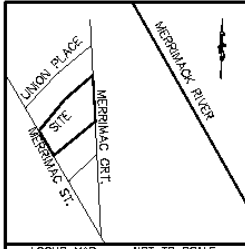


342 Merrimac Street

- Seeking Preservation Restriction Restoration Plan approval
- Excerpt from July 11, 2018 Historical Commission meeting minutes:
“Sarah White moved to inform the Planning Board that the Historical Commission would accept the placement of a preservation restriction on 342 Merrimac Street. Stephen Dodge seconded the motion. The motion was unanimously approved.”
- Planning Board requested shift of proposed second house on lot, requiring a dimensional variance from the Zoning Board
- Applicant received a dimensional variance from the Zoning Board
- Planning Board public hearing for a Section VI-C Special Permit is open with next meeting scheduled for June 3, 2020
- Applicant seeks approval for proposed restoration

342 Merrimac Street

- Federal-style residence constructed circa 1785 by Jacob Whitmore
- Known as the Jacob Whitmore House
- Historically a single-family residence
- Purchased by John Currier, Jr. in 1840
- Converted to a 2-unit condominium circa 1989



LOCUS MAP NOT TO SCALE



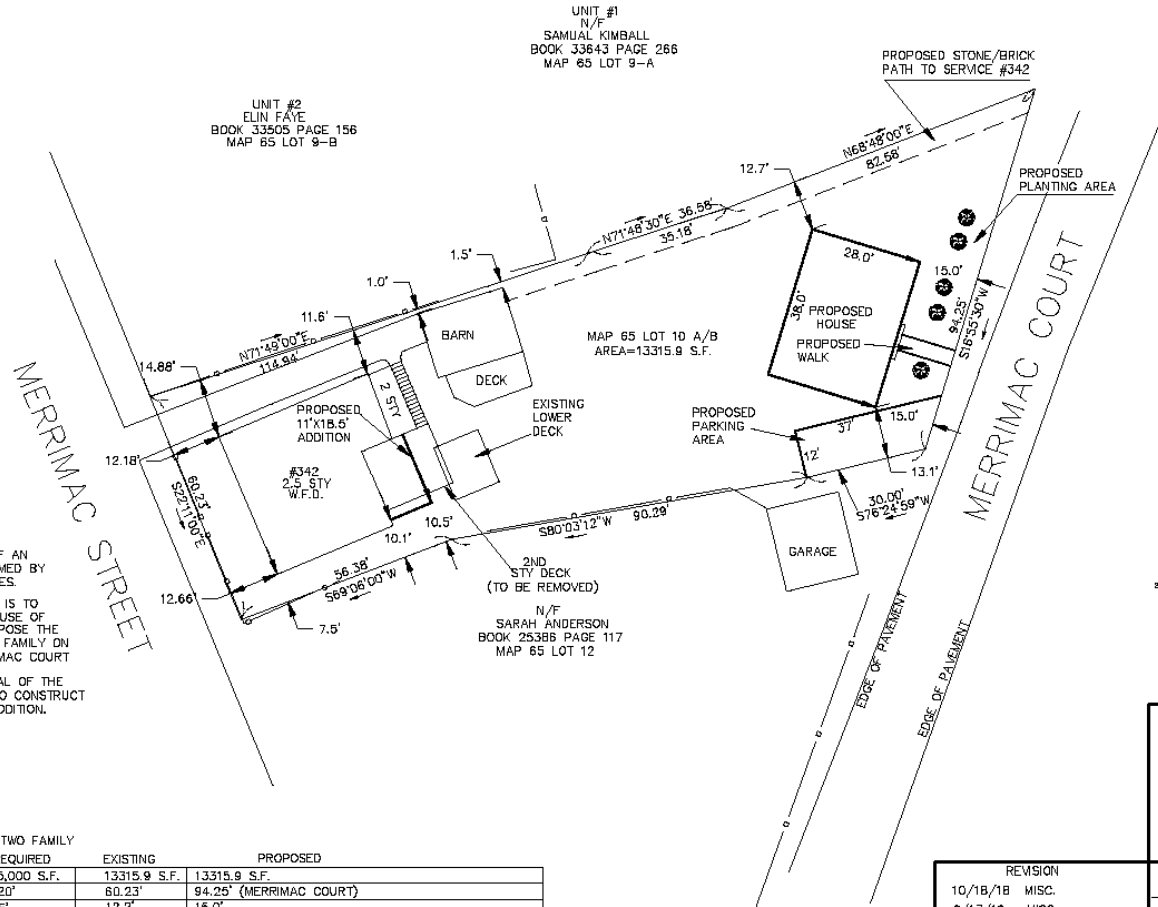
NOTES

- 1.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES.
- 2.) THE PURPOSE OF THIS PLAN IS TO PRESERVE THE TWO FAMILY USE OF THE PROPERTY AND TO PROPOSE THE CONSTRUCTION OF A SINGLE FAMILY ON THE SAME LOT USING MERRIMAC COURT AS FRONTAGE. ALSO TO SHOW THE REMOVAL OF THE SECOND STORY DECK AND TO CONSTRUCT AN 11'X18.5' FIRST STORY ADDITION.

ZONING TABLE

ZONING DISTRICT: WMD TWO FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	13315.9 S.F.	13315.9 S.F.
MIN. FRONTAGE	120'	60.23'	94.25' (MERRIMAC COURT)
MIN. FRONT YD.	25'	12.2'	15.0'
MIN. SIDE YD.	20'	7.8'	12.7'/13.1' (10.1' PROPOSED ADDITION)
MIN. REAR YD.	25'	N/A	N/A
MAX. LOT COVERAGE	25%	13%	23% (PROPOSED AND EXISTING TOTAL)
OPEN SPACE	40%	76%	69%



UNIT #1
N/F
SAMUAL KIMBALL
BOOK 33643 PAGE 266
MAP 65 LOT 9-A

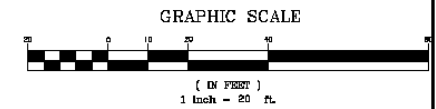
UNIT #2
E/LIN FAYE
BOOK 33505 PAGE 156
MAP 65 LOT 9-B

MAP 65 LOT 10 A/B
AREA=13315.9 S.F.

N/F
SARAH ANDERSON
BOOK 25388 PAGE 117
MAP 65 LOT 12

NEWBURYPORT ZONING BOARD OF APPEALS

DATE



BOARD OF APPEALS PLAN
342 MERRIMAC STREET
NEWBURYPORT, MASSACHUSETTS
ASSESSORS MAP 65 PARCEL 10 A/B
PREPARED FOR
DAN LYNCH
SCALE: 1" = 20' JUNE 20, 2018

REVISION	DATE	BY
10/18/18 MISC.		
2/13/19 MISC.		
3/25/19 MISC.		
4/16/19 MOVE PROPOSED		
2/18/20 HOUSE PROPOSED ADDITION		
5/12/20 misc.		

WAYPOINT SURVEYING SERVICES
141 BRIDGE ROAD, SUITE 202-5
SALISBURY, MASSACHUSETTS 01952
(978) 605-6261

DRAWN BY: D.A.	SHEET #: 1 of 1	CHECKED BY: D.A.
DESIGN BY: D.A.		

3580

Front



Front



Rear



Alterations to the Original House

- Updated in the mid-19th century
- Front second-floor bay added early 20th century
- Two-story ell extended at the rear of the house post-1924 according to review of an 1880 bird's eye view and the 1924 Assessor's Map
- Rear shed dormer added in 1980

Proposal

- Restoration of the existing residence to its historically single-family use
- Preservation of the current two-family use by constructing a second, subordinate single-family residence front on Merrimac Court
- Petitioner is seeking a Section VI-C Special Permit from the Planning Board for the project and the public hearing is open with the next appearance scheduled for June 2nd

Proposed Partial Demolition

- Demolish the later-added front portico and second-floor bay
- Demolish the two-story ell extension at the rear of the residence



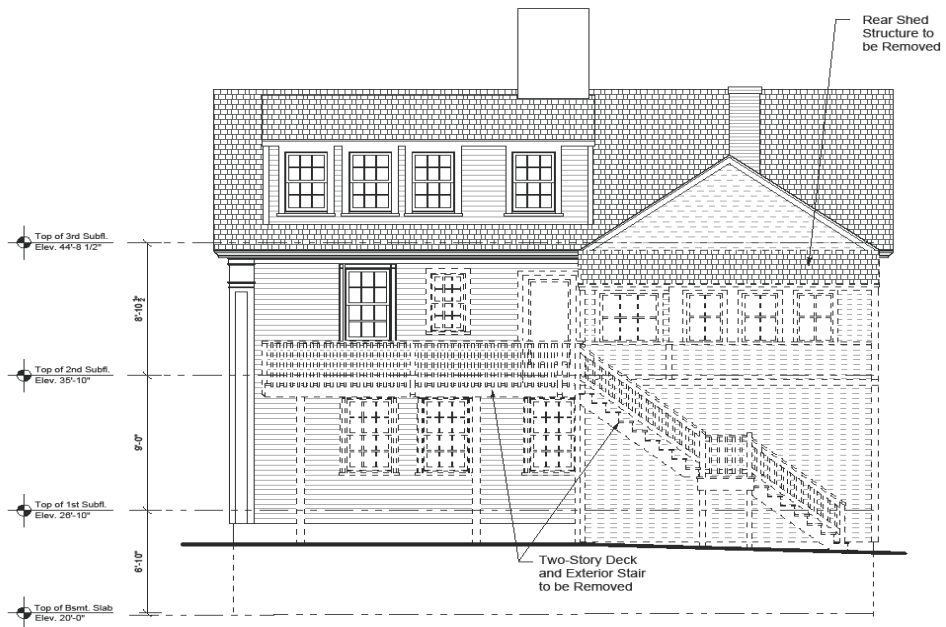
Proposed Partial Demolition

- July 11, 2018 Historical Commission meeting minutes regarding the front portico:

“The bay window would be removed and the front entry would be restored.”

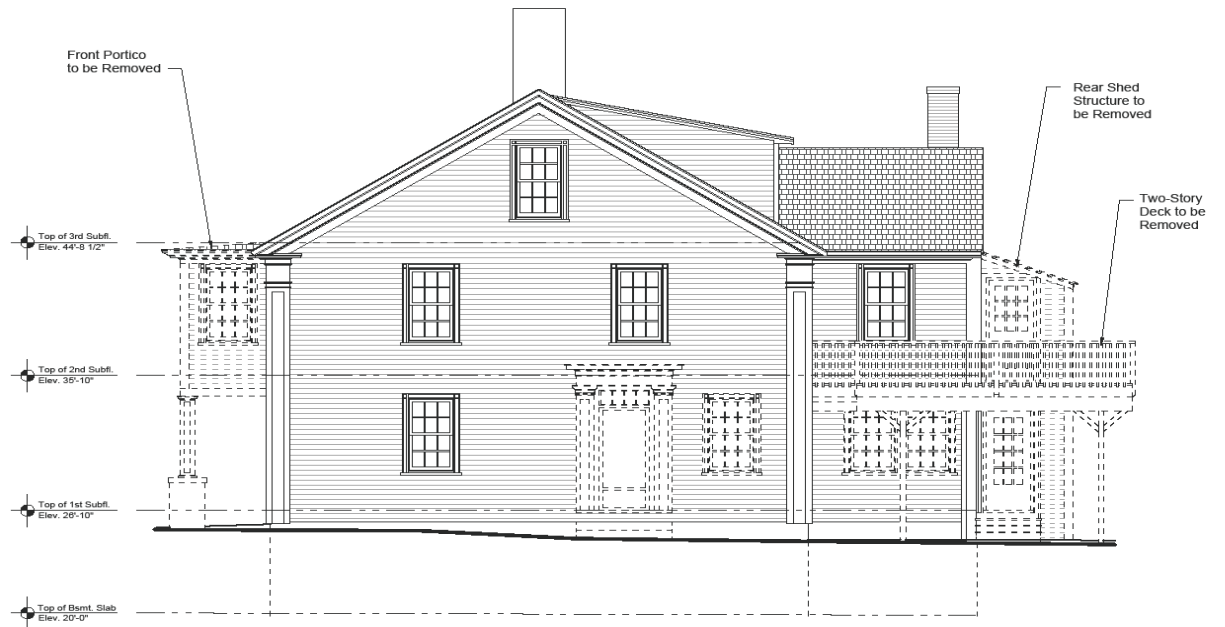
Proposed Additions to Existing Structure

- Construct a 1-story kitchen at rear of structure
- Construct a second-story deck above the 1-story addition



Existing North Elevation

Scale: 1/4" = 1'-0"



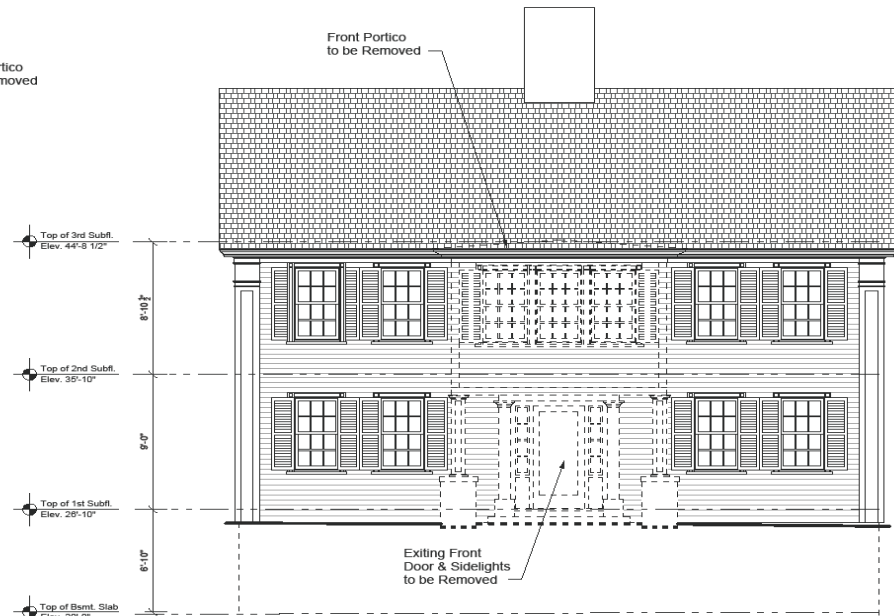
Existing East Elevation

Scale: 1/4" = 1'-0"



Existing West Elevation

Scale: 1/4" = 1'-0"



Existing South Elevation

Scale: 1/4" = 1'-0"

Revisions:

1	06/11/20	Added Notes/Indicated Demolition Areas

KEERY
DESIGN LLC
437 Merrimac Street
Newburyport, Massachusetts 01950
978/295-5710



**EXISTING
CONDITIONS**

Additional and Renovations to the home of:
Dan and Judy Lynch

342 Merrimac Street
Newburyport, MA 01950

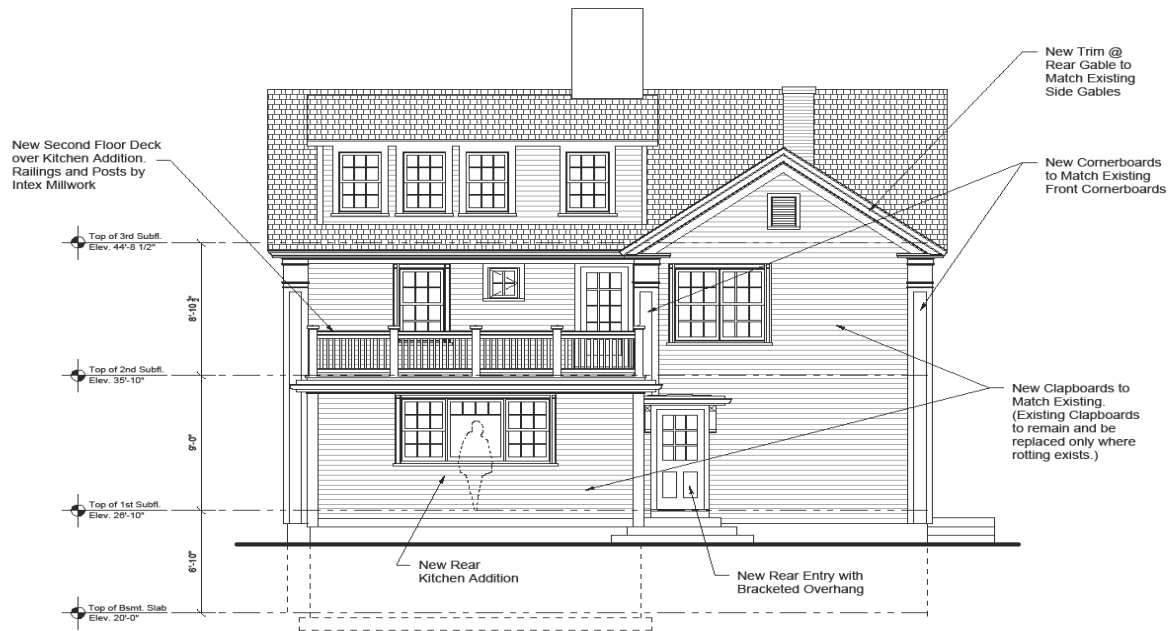
Existing Elevations

Date: February 13, 2020

Scale: 1/4" = 1'-0"

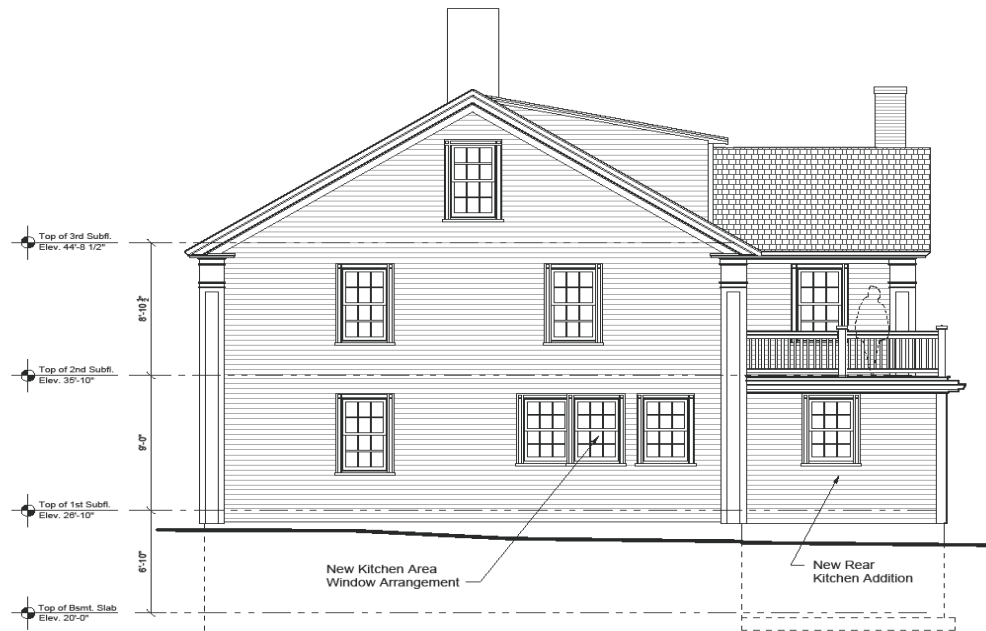
Project No.: 19019

EC2



Proposed North Elevation

Scale: 1/4" = 1'-0"

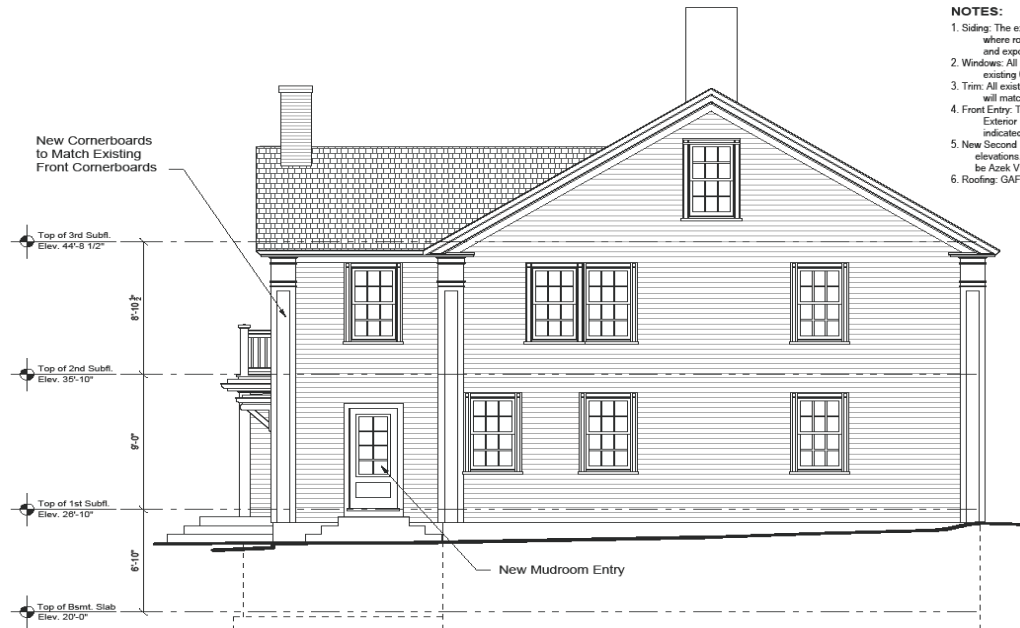


Proposed East Elevation

Scale: 1/4" = 1'-0"

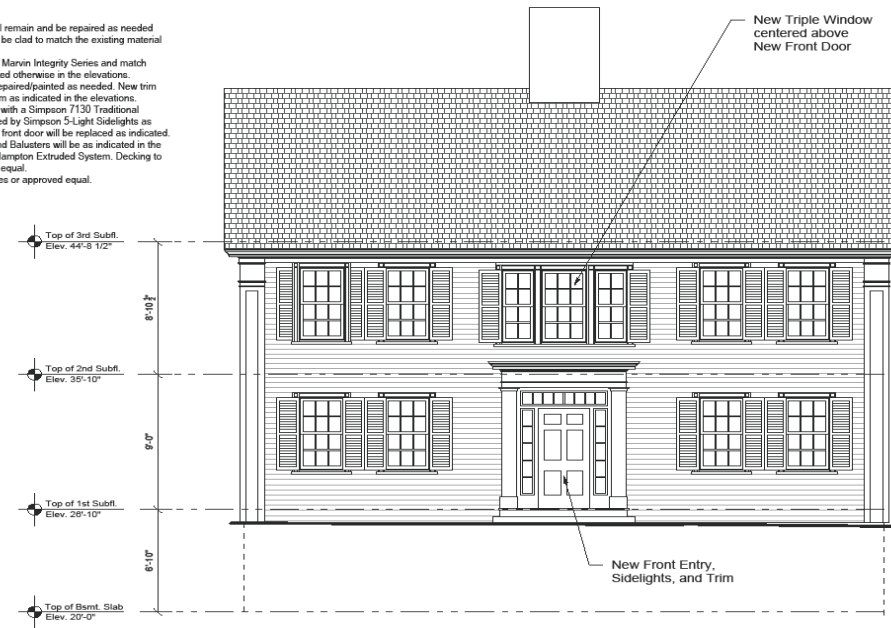
NOTES:

1. Siding: The existing wooden clapboards will remain and be repaired as needed where rot exists, and all new walls will be clad to match the existing material and exposures.
2. Windows: All windows will be replaced with Marvin Integrity Series and match existing 6/6 light pattern unless indicated otherwise in the elevations.
3. Trim: All existing trim shall remain and be repaired/painted as needed. New trim will match the details of the existing trim as indicated in the elevations.
4. Front Entry: The front door will be replaced with a Simpson 7130 Traditional Exterior Door or approved equal flanked by Simpson 5-Light Sidelights as indicated in the elevations. Trim at the front door will be replaced as indicated.
5. New Second Floor Deck: Posts, Railings and Balusters will be as indicated in the elevations. Material by Intex Millwork - Hampton Extruded System. Decking to be Azek Vintage Collection or approved equal.
6. Roofing: GAF Timberline Fiberglass Shingles or approved equal.



Proposed West Elevation

Scale: 1/4" = 1'-0"



Proposed South Elevation

Scale: 1/4" = 1'-0"

Additions and Renovations to the home of:

Dan and Judy Lynch

342 Merrimac Street
Newburyport, MA 01950

Proposed Elevations

Scale: 1/4" = 1'-0"

Date: February 13, 2020

Project No.: 19519

Revisions:

1	05/17/20	Added Notes

KEERY
DESIGN LLC
437 Main Street
Newburyport, Massachusetts 01950
978/295-2710

**PRELIMINARY
PRICING SET**

A2